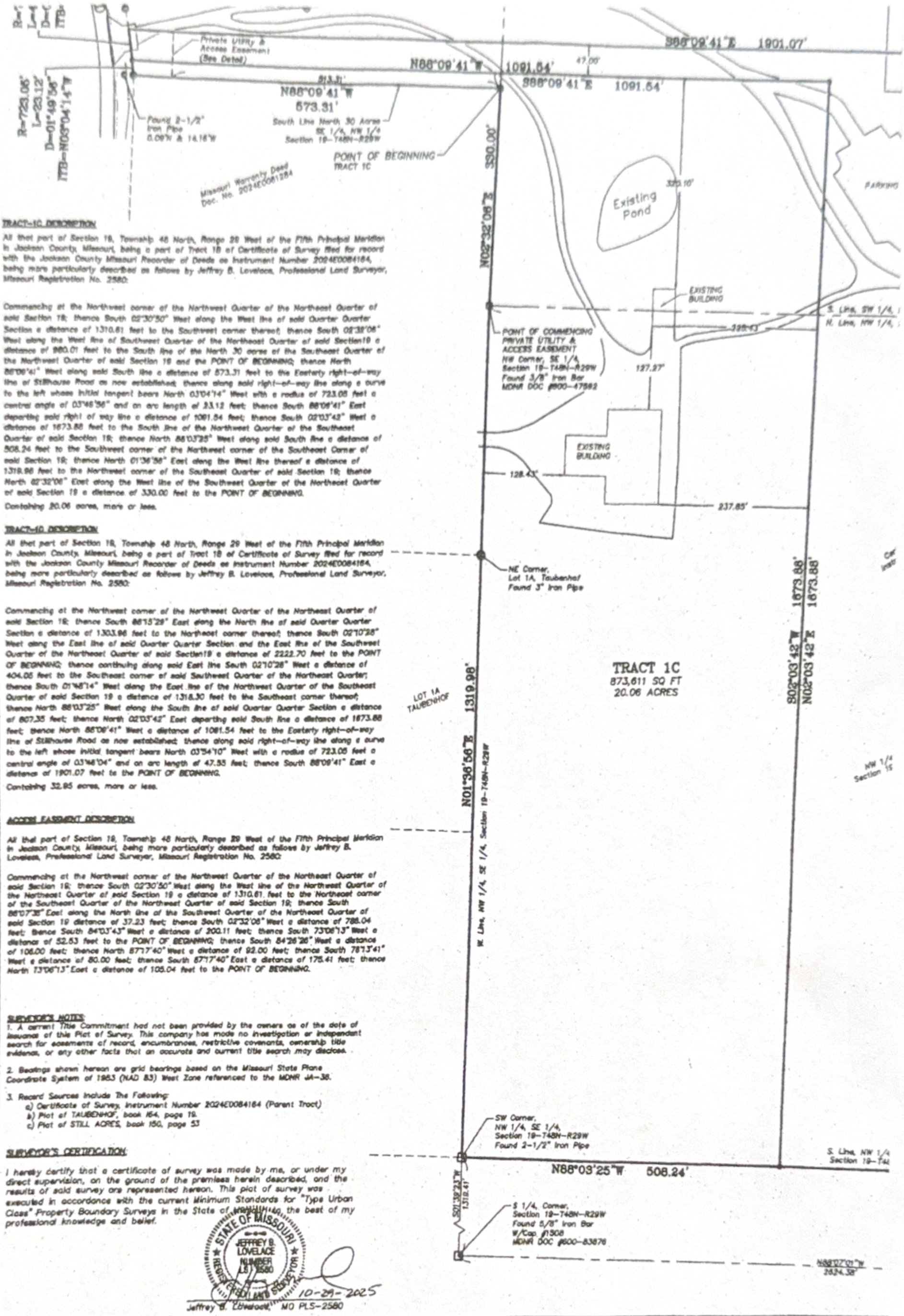


TRACT-1C DESCRIPTION

All that part of Section 19, Township 48 North, Range 29 West of the Fifth Principal Meridian in Jackson County, Missouri, being a part of Tract 1B of Certificate of Survey filed for record with the Jackson County Missouri Recorder of Deeds as Instrument Number 2024E0084164, being more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration No. 2580:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 19; thence South 02°30'50" West along the West line of said Quarter Quarter Section a distance of 1310.61 feet to the Southwest corner thereof; thence South 02°38'06" West along the West line of Southwest Quarter of the Northeast Quarter of said Section19 a distance of 980.01 feet to the South line of the North 30 acres of the Southeast Quarter of the Northwest Quarter of said Section 19 and the POINT OF BEGINNING; thence North 88°09'41" West along said South line a distance of 573.31 feet to the Easterly right-of-way line of Stillhouse Road as now established; thence along said right-of-way line along a curve to the left whose initial tangent bears North 03°04'14" West with a radius of 723.05 feet a central angle of 03°48'56" and an arc length of 23.12 feet; thence South 88°09'41" East departing said right of way line a distance of 1091.54 feet; thence South 02°03'42" West a distance of 1673.88 feet to the South line of the Northwest Quarter of the Southeast Quarter of said Section 19; thence North 88°03'25" West along said South line a distance of 508.24 feet to the Southwest corner of the Northwest corner of the Southeast Corner of said Section 19; thence North 01°36'56" East along the West line thereof a distance of 1319.98 feet to the Northwest corner of the Southeast Quarter of said Section 19; thence North 02°32'08" East along the West line of the Southwest Quarter of the Northeast Quarter of said Section 19 a distance of 330.00 feet to the POINT OF BEGINNING.

Containing 20.06 acres, more or less.

TRACT-1D DESCRIPTION

All that part of Section 19, Township 48 North, Range 29 West of the Fifth Principal Meridian in Jackson County, Missouri, being a part of Tract 1B of Certificate of Survey filed for record with the Jackson County Missouri Recorder of Deeds as Instrument Number 2024E0084164, being more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration No. 2580:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 19; thence South 88°13'29" East along the North line of said Quarter Quarter Section a distance of 1303.96 feet to the Northeast corner thereof; thence South 02°10'28" West along the East line of said Quarter Quarter Section and the East line of the Southwest Quarter of the Northeast Quarter of said Section19 a distance of 2222.70 feet to the POINT OF BEGINNING; thence continuing along said East line South 02°10'28" West a distance of 404.05 feet to the Southeast corner of said Southwest Quarter of the Northeast Quarter; thence South 01°48'14" West along the East line of the Northwest Quarter of the Southeast Quarter of said Section 19 a distance of 1318.30 feet to the Southeast corner thereof; thence North 88°03'25" West along the South line of said Quarter Quarter Section a distance of 807.35 feet; thence North 02°03'42" East departing said South line a distance of 1673.88 feet; thence North 88°09'41" West a distance of 1081.54 feet to the Easterly right-of-way line of Stillhouse Road as now established; thence along said right-of-way line along a curve to the left whose initial tangent bears North 03°54'10" West with a radius of 723.05 feet a central angle of 03°48'04" and an arc length of 47.55 feet; thence South 88°09'41" East a distance of 1901.07 feet to the POINT OF BEGINNING.

Containing 32.85 acres, more or less.

ACCESS EASEMENT DESCRIPTION

All that part of Section 19, Township 48 North, Range 29 West of the Fifth Principal Meridian in Jackson County, Missouri, being more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration No. 2580:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 19; thence South 02°30'50" West along the West line of the Northwest Quarter of the Northeast Quarter of said Section 19 a distance of 1310.61 feet to the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 19; thence South 88°07'38" East along the North line of the Southwest Quarter of the Northeast Quarter of said Section 19 distance of 37.23 feet; thence South 02°32'08" West a distance of 788.04 feet; thence South 84°03'43" West a distance of 200.11 feet; thence South 73°06'13" West a distance of 52.53 feet to the POINT OF BEGINNING; thence South 84°26'26" West a distance of 106.00 feet; thence North 87°17'40" West a distance of 92.00 feet; thence South 78°13'41" West a distance of 80.00 feet; thence South 87°17'40" East a distance of 175.41 feet; thence North 73°06'13" East a distance of 105.04 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. A current Title Commitment had not been provided by the owners as of the date of issuance of this Plat of Survey. This company has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

2. Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD 83) West Zone referenced to the MDNR JA-38.

3. Record Sources Include The Following:
   a) Certificate of Survey, Instrument Number 2024E0084164 (Parent Tract)
   b) Plat of TAUBENHOF, book 154, page 19.
   c) Plat of STILL ACRES, book 150, page 53

SURVEYOR'S CERTIFICATION:

I hereby certify that a certificate of survey was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat of survey was executed in accordance with the current Minimum Standards for "Type Urban Class" Property Boundary Surveys in the State of Missouri, to the best of my professional knowledge and belief.

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS-2580
REGISTERED LAND SURVEYOR

10-29-2025

Jeffrey B. Lovelace, MO PLS-2580